Joy Walker

ESTATE AGENTS



58 Pelham Avenue

Scartho, Grimsby, North East Lincolnshire DN33 3NL

Situated in one of Grimsby's most established residential areas of similar detached properties, close to all local amenities, is this SPACIOUS 2/3 DETACHED CHALET BUNGALOW. Standing in mature gardens the flexible accommodation includes: L shaped entrance hall, an extremely well proportioned lounge, separate dining room/third bedroom, conservatory, kitchen/breakfast room, principle bedroom and bathroom/wc to the ground floor plus a second double bedroom and bathroom/wc to the first floor. Gas central heating system. Double glazing. Attached brick garage. NO FORWARD CHAIN.

- ESTABLISHED RESIDENTIAL LOCATION
- CLOSE TO EXCELLENT LOCAL AMENITIES
- WIDE PLOT
- LOUNGE & CONSERVATORY
- DINING ROOM/THIRD BEDROOM
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- ATTACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING

Offers Over £300,000







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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ENTRANCE HALL
This elegant L shaped entrance hall is approached via a double glazed door with matching side lights, having the spelled staircase leading up to the first floor. Radiator, Coving to ceiling and radiator.



LOUNGE
25'1" x 12'5" (7.67 x 3.8)
This lovely full length formal lounge has a double glazed bay window to the front elevation plus double glazed french doors with matching side panels to the rear. Two radiators and coving to ceiling. The focal point of this room is the decorative slate fire surround which is inset with a black cast living flame gas fire.



LOUNGE



CONSERVATORY

18'1" x 9'5" minimum (5.53 x 2.88 minimum)

This lovely addition to the property is this excellent sized conservatory which has views via double glazed windows and doors over the rear garden. Tiled flooring. Radiator. Personal door leads into the attached brick garage.



DINING ROOM/BEDROOM 3

10'6" x 10'5" (3.21 x 3.20)

Double glazed window, coving to ceiling and radiator.



KITCHEN/BREAKFAST ROOM

14'4" x 9'0" (4.39 x 2.75)

Fitted with a range of dark oak style base and wall cupboards incorporating a matching dresser unit together with an electric oven and hob having an extractor fan above. The contrasting work surfaces are inset with a resin sink and having space beneath for washing machine etc. Decorative tiling to splash backs. Tiled flooring. Radiator. Double glazed window and door to the rear elevation. Ample space for a small breakfast table and chairs. Coving and inset spot lights to ceiling.



KITCHEN/BREAKFAST ROOM



BEDROOM 1 (FRONT)

12'11" x 10'10" (3.95 x 3.31)

Double glazed window, radiator and coving to ceiling.



BATHROOM/WC

8'2" x 6'11" (2.49 x 2.11)

Fitted with a coloured suite including a panelled bath, a decorative pedestal wash hand basin and a low flush wc. Vinyl flooring. Double glazed window. Coving to ceiling. Radiator/heated towel rail.



FIRST FLOOR

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SMALL LANDING

Velux window. Storage to eaves.

BEDROOM 2

12'9" x 14'2" (3.9 x 4.34)

Double glazed window and radiator.



BEDROOM 2



BATHROOM/WC

9'10" x 6'5" (3 x 1.96)

Having a coloured suite comprising a panelled bath having an electric shower above, a pedestal wash hand basin and a low flush wc. Coving to ceiling. Radiator. Double glazed window.



OUTSIDE



ATTACHED BRICK GARAGE

18'5" x 8'4" (5.63 x 2.56)

Up and over door to the front plus a personal door to the rear. Wall mounted gas fired boiler. Light and power.



THE GARDENS

As previously mentioned the property stands on a wide plot with the fore garden being set behind a small brick wall and is shielded by the road with mature bushes and shrubbery. This garden contains a lawn area with well planted borders and a wide concreted drive is idea for additional off road parking and leads to the attached garage. The enclosed rear garden is again lawned with a small patio area situated at the bottom of the garden which is ideal for Alfresco dining. Again this garden contains a lawned area with well planted mature borders.



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC - D

TENANT CHARGES

The general rule of thumb is your annual income should be 30 times the monthly rent.

Also on signing your tenancy agreement one month's rent in advance and a deposit usually equivalent to 5 weeks rent is required unless otherwise stated. (Calculated: monthly rent amount x 12 / 52 x 5)

Holding Deposit/Referencing fees: A holding deposit equivalent to 1 weeks rent will be requested upon an acceptable application. Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit. £50 including VAT per application. (£41.67 plus £8.33 VAT). If a Guarantor is needed then they must complete a separate referencing application form.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 116.3 sq. metres (1252.3 sq. feet)

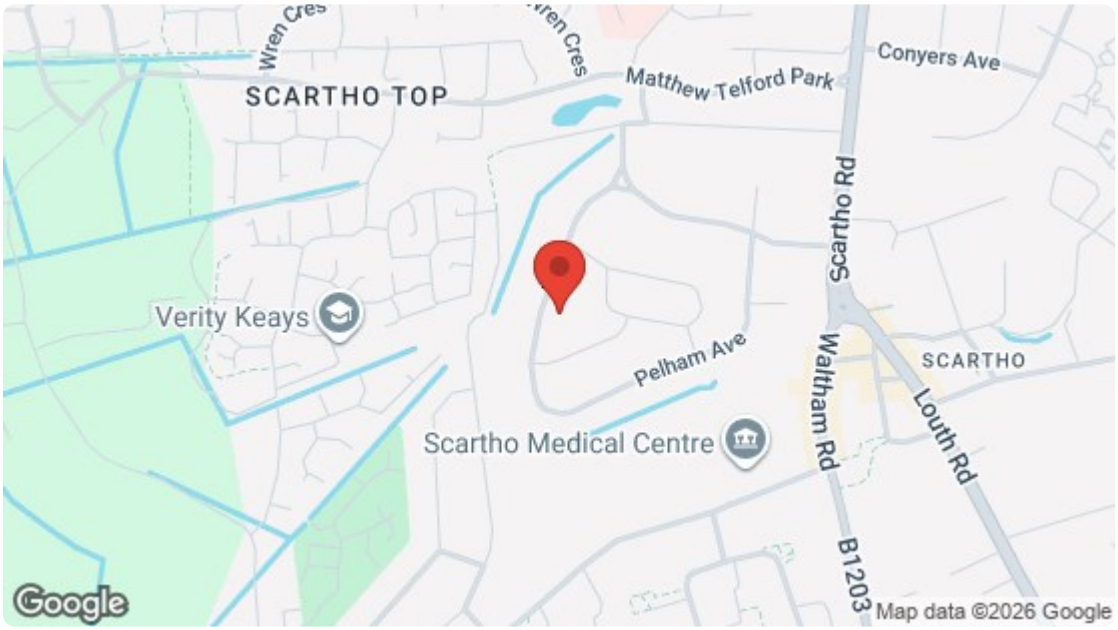


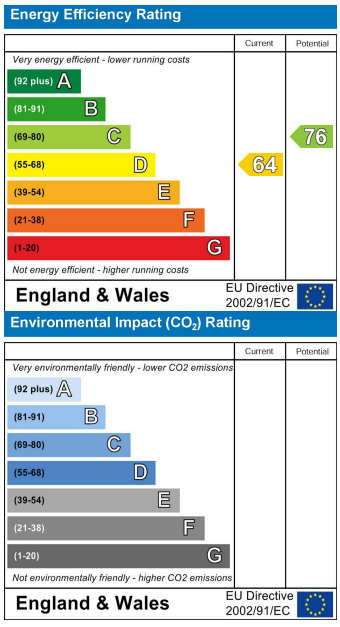
First Floor

Approx. 25.3 sq. metres (271.8 sq. feet)



Total area: approx. 141.6 sq. metres (1524.1 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.